

Section 16.26.09 Signs Requiring a Permit.

(8) Monument Signs. The following standards shall apply:

(a) Sign Area. Sign Area shall be determined using the (graph attached, entitled "Sign Area") formula for determining the exact allowable sign area which is thirty two (32) square feet + (plus) one (1) square foot per one (1) lineal foot of street frontage over fifty (50) feet, to a maximum size of eighty (80) square feet;

(b) Minimum Street Frontage. Monument signs are allowed for any size parcel provided that the parcel has at least fifty (50) feet of street frontage;

(c) Two Street Frontages. Single tenant parcels with two (2) street frontages are allowed a sign on each street provided they are separated by at least one hundred (100) feet measured diagonally across the property from center to center of both signs. It is also required that both signs be of the same size;

(d) Visibility Triangle. No signs shall be located within a sixty (60) feet triangular area of each street corner (the area described on the attached "Visibility Triangle" chart), without a review by a traffic engineer appointed by the County to review the issue to determine the safety of the placement of such sign. The applicant will be required to pay all costs of the hiring of the traffic engineer;

(e) Monument Signs for Planned Commercial Centers.

(i) Monument Signs shall have a logo/identification theme as part of the sign.

(ii) Planned commercial centers with two (2) or more street frontages are allowed one (1) sign on each street frontage. The signs must be separated by at least one hundred (100) feet measured diagonally across the property from the center of each sign.

(iii) The area of the sign is determined by using the "Sign Area" chart considering the length of the frontage along which the sign is to be placed, including the frontage of any freestanding buildings included within the planned commercial center.

(iv) In the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly-used parcels or buildings and not the frontage of each individual business or occupancy. The over-all frontage shall be used to calculate allowable Sign Area for the center identification sign.

(v) Notwithstanding the center identification sign, a freestanding building within an approved planned commercial center may request a monument sign for the individual business provided the lot is contiguous to a major arterial street and has at least one hundred (100) feet of street frontage. Such sign may be approved by the Director upon a determination that the sign is not in conflict with the intent and purpose of this ordinance.

(vi) Freestanding buildings with two (2) street frontages are allowed one monument sign on each frontage provided such sign shall be placed no closer than one hundred (100) feet as measured diagonally across the property from center of sign to center of sign. Additionally the sign may not be placed closer than one hundred (100) feet from any other sign located on the same side of the street.

(vii) Pedestal Required. Monument signs must have at least a one (1) foot pedestal, and the illuminated cabinet may not exceed five (5) feet in height, for a total of six (6) feet in height. The height to the top of the sign measured from the street curb may vary depending upon landscaping and berming, but the combined height of the sign and berming/landscaping may not exceed nine (9) feet. If berming is used to raise the height of the sign above six (6) feet, the entire frontage of the property must be randomly bermed. The sign base shall be landscaped.